
STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: September 6, 2006

SITE PLAN: **AFP-06-032**

TITLE: Slater Residence

REQUEST: **AMENDMENT TO FINAL PLAN APPROVAL**
For a screened porch

ADDRESS: 825 Still Creek Lane

ZONE: MXD (Mixed Use Development)

APPLICANT/REPRESENTATIVE/ATTORNEY/DEVELOPER: (as applicable)

Architect/Engineer: Jeff Ghine

STAFF PERSON: Allen Meyer, Planning Intern

Enclosures:

Staff Comments

Exhibit 1: Site Location map

Exhibit 2: Application

Exhibit 3: Mailing list

Exhibit 4: House location plat with proposed addition

Exhibit 5: July 11, 2006 (screened porch) approval letter from the Lakelands Community Association's Design Review Committee

Exhibit 6: Existing house photo

Exhibit 7: Left elevation

Exhibit 8: Rear elevation

Exhibit 9: Right elevation

STAFF COMMENTS

This single family house is located at 825 Still Creek Lane in the Lakelands subdivision (Exhibit #1). The property is located in the MXD (Mixed Use Development) Zone. The application (AFP-06-032) proposes to add a screened porch at the rear of the house (Exhibit 2).

The 16-foot by 18-foot screened porch (Exhibits #7-9) is to have a shed roof with shingles to match those of the existing house. The application has been approved by the Lakelands Community Association's Design Review Committee (Exhibit #5) with the following condition: Any adverse drainage requirements which might result from construction of a deck, patio, or screened porch must be considered and remedied. Since this could not be accomplished until after building permits are issued staff suggests adding a condition as stated below to complete this requirement.

Staff recommends granting **AFP-06-032 – 825 Still Creek Lane in the Lakelands, AMENDMENT TO FINAL PLAN APPROVAL**, finding it in conformance with §24-160,170 and 172 of the city's Zoning Ordinance, with the following condition:

1. **Applicant is to remedy any adverse drainage which might have been a result from the construction of a screened porch prior to final inspection approval of the building permit.**



AMERICAN WAY

28

Still Creek Lane

SHORT ST

PHEASANT ST

FOX TRAIL CT

DEER TRAIL CT

1
A/P-06-032
PENGAD 800-631-6989

AMENDMENT TO FINAL PLAN APPLICATION

Application #	AFP-06-032
Date Filed	7/21/06
Total Fee	\$300 pd

In accordance with Section 24, Article V of the City Code

1. SUBJECT PROPERTY

Project Name Mike + Jenny Slater
Street Address 825 Still Creek Lane
Zone _____ Historic area designation ☒ Yes ☐ No
Lot 75 Block A Subdivision LAKELANDS
Tax Identification Number (MUST BE FILLED IN) 16090333181

2. APPLICANT

Name Mike + Jenny Slater
Street Address 825 Still Creek Lane Suite No. _____
City Gaithersburg State Md Zip Code 20878
Daytime Telephone 240 505 3565

3. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name Jeff Ghine
Architect's Maryland Registration Number 39956 Telephone 301 943 0883
Street Address 7336 Rocky Rd Suite Number _____
City Gaithersburg State Md Zip Code 20882

Engineer's Name _____ Telephone _____
Engineer's Maryland Registration Number _____ Suite Number _____
Street Address _____ State _____ Zip Code _____
City _____

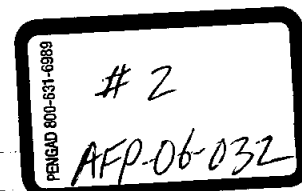
Developer's Name _____ Telephone _____
Street Address _____ Suite Number _____
City _____ State _____ Zip Code _____
Contact Person _____ Telephone _____

4. PROPERTY OWNER

Name Mike + Jenny Slater
Street Address 825 Still Creek Lane Suite No. _____
City Gaithersburg State Md Zip Code 20878
Daytime Telephone 240 505 3565

5. CITY PROJECT NUMBER

Original Site Plan Number _____ Date Approved _____
Name of previously approved Final Plan _____



6. WORK DESCRIPTION

Please state clearly changes requested from final approved plan.

7. PROJECT DETAIL INFORMATION**a. POPULATION CHANGES (if any)**

Changes in population estimated due to amendment.

Employee estimate: Total number _____

Total number per shift _____

Resident estimate: Total number _____

Total number per dwelling unit _____

b. PLEASE SUPPLY THE FOLLOWING INFORMATION

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1.	Site (square feet)		
2.	Site Area (acres)		
3.	Total Number of Dwelling Units/Lots		
4.	Height of Tallest Building		
5.	Green Area (square feet)		
6.	Number of Dwelling Units/Acre		
7.	Lot Coverage (Percent)		
8.	Green Area (Percent)		
9.	Residential		
a.	Single Family Detached # Units		
b.	Single Family Attached # Units		
c.	Multi-Family Condo # Units		
d.	Multi-Family Apartment # Units		
e.	Other		
10.	Retail/Commercial Sq. Ft.		
11.	Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C Sq. Ft.		
12.	Office/Professional Sq. Ft.		
13.	Warehouse/Storage Sq. Ft.		
14.	Parking		
15.	Shared Parking/Waiver		
16.	Other		
17.	Total		

SUBMISSION REQUIREMENTS

1. Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
2. Completion of the table above.

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicant's Name (please print)

Jeff Ghine

Applicant's Signature

Jeff Ghine

Date

7/21/06

Daytime Telephone

301 943 0883

AFP-06-032 LS25 Still Creek La.

EDISON TECH LLC
C/O FINMARC MANAGEMENT INC
4733 BETHESDA AVE STE 650
BETHESDA MD 20814

JEFF GHINE
7336 ROCKY ROAD
GAITHERSBURG MD 20882

JENNY SLATER
825 STILL CREEK LANE
GAITHERSBURG MD 20878

LAKELANDS COMMUNITY ASSOC INC
C/O CMI
3414 MORNINGWOOD DR
OLNEY MD 20832

LANE IN THE WOODS LLC
C/O CLASSIC COMMUNITY CORP
8120 WOODMONT AVE STE 300
BETHESDA MD 20814

OCCUPANT
201 EDISON PARK DR
GAITHERSBURG MD 20878

OCCUPANT
833 STILL CREEK LA
GAITHERSBURG MD 20878

OCCUPANT
810 STILL CREEK LA
GAITHERSBURG MD 20878

OCCUPANT
813 STILL CREEK LA
GAITHERSBURG MD 20878

OCCUPANT
837 STILL CREEK LA
GAITHERSBURG MD 20878

OCCUPANT
101 EDISON PARK DR
GAITHERSBURG MD 20878

OCCUPANT
203 EDISON PARK DR
GAITHERSBURG MD 20878

OCCUPANT
205 EDISON PARK DR
GAITHERSBURG MD 20878

OCCUPANT
207 EDISON PARK DR
GAITHERSBURG MD 20878

OCCUPANT
209 EDISON PARK DR
GAITHERSBURG MD 20878

OCCUPANT
814 STILL CREEK LA
GAITHERSBURG MD 20878

OCCUPANT
817 STILL CREEK LA
GAITHERSBURG MD 20878

OCCUPANT
818 STILL CREEK LA
GAITHERSBURG MD 20878

OCCUPANT
821 STILL CREEK LA
GAITHERSBURG MD 20878

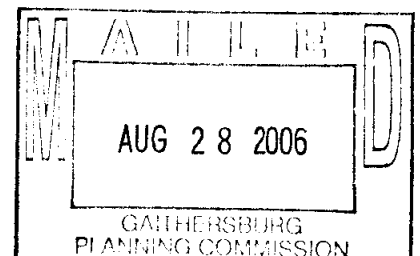
OCCUPANT
822 STILL CREEK LA
GAITHERSBURG MD 20878

OCCUPANT
826 STILL CREEK LA
GAITHERSBURG MD 20878

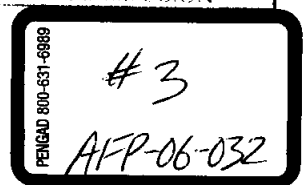
OCCUPANT
829 STILL CREEK LA
GAITHERSBURG MD 20878

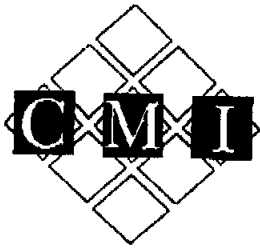
OCCUPANT
830 STILL CREEK LA
GAITHERSBURG MD 20878

OCCUPANT
211 EDISON PARK DR
GAITHERSBURG MD 20878



sent Agenda for 6-sep-06 Mtg.

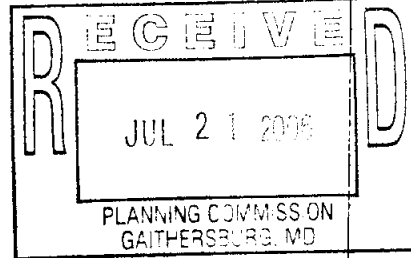




ComSource Management, Inc

Lakelands Community Association
960 Main Street
Gaithersburg, MD 20878
P. 240-631-8338
F. 240-631-8311

www.lakelands.org



July 11, 2006

AFP-06-032

Michael & Jennifer Slater
825 Still Creek Ln
Gaithersburg, MD 20878

Dear Mr. & Mrs. Slater

Please note that the Lakelands Community Association's Design Review Committee has reviewed your recent request for the following exterior additions and/or modifications:

Change(s) Add a screened porch with steps to rear of the house

Approved with the following stipulation


- **Drainage: Any adverse drainage requirements which might result from construction of a deck, patio, or screened porch must be considered and remedied.**

You may commence construction of the exterior additions/modifications immediately after securing all appropriate permits. Please note in accordance with the Community Constitution and your application, "all work must commence within six (6) months of the date of approval and be substantially complete within twelve (12) months or the approval will be deemed withdrawn."

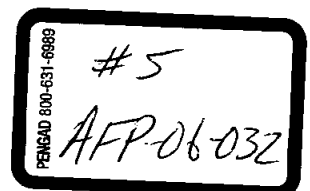
Upon completion, the change may be inspected by the Committee to insure compliance with the original design submitted; as the attached Association permit must be displayed as required by the Committee.

On behalf of the Design Review Committee, let me thank you for your cooperation with, and support of, of the Community Constitution. Should you have any additional questions, feel free to contact this office at the number above or via e-mail at Debbie@lakelands.org

Sincerely,


Deborah Durham, CMCA®
Community Property Manager
Lakelands Community Association

cc: UNIT FILE





PENGAD 800-631-6989

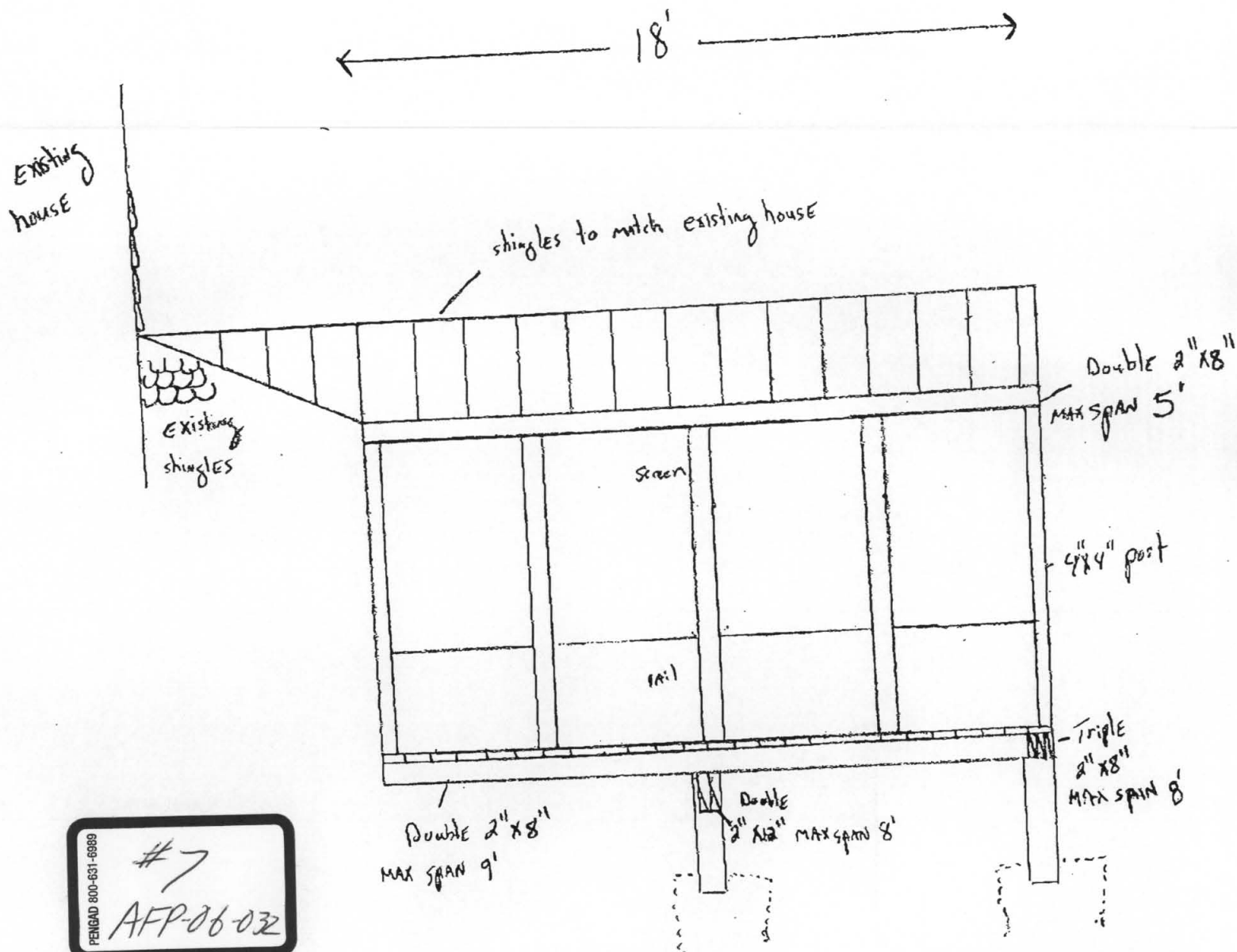
#6

AFPO6-032

2

825 Still Creek Ln
Gaithersburg Md
20878

Left
Elevation



#7
AFP-06-032

2

side elevation

slater
825 Still Creek Ln
Gaithersburg Md
20878

